

Town of Milton
Planning and Zoning Commission
Minutes
November 19, 2002

An application from John and Jane Collins representing Admiral Jewelers for preliminary and final site plan approval at 307 Broadkill Road, also identified by Sussex County Tax Map and Parcel number 2-35-14.15 91.00.

Linda Rogers introduced the application to the Planning and Zoning Commission. The jewelry Store is to be located in the garage that is attached to the single-family dwelling. Bob Kerr recommended that sidewalk and curbing be provided. Tim Willard made the comment that he did not think this was considered new construction and Dean Sherman agreed and thought this was more of a tenant fit out. The Planning and Zoning Commission asked if the required parking was being provided and John Collins stated that the square footage for the store was 23' x 17.3' and the required parking spaces will be provided with 4 spaces.

The motion to except the approval of the preliminary and final site plan was made by Dean Sherman and Seconded by Mike Filicko. A vote was cast all in favor and motion carried with the following as provided 4 parking spaces, no sidewalk provided along street frontage, and signage along front a garage in a canopy stile with back lighting.

Annexation request from Lesa and Paul Howard on property located at 702 Chestnut, further identified by Sussex County tax map and parcel 2-35-20.11 17.00.

Linda Rogers introduced the application to the Planning and Zoning Commission. The Planning and Zoning Commission questioned whether they could act on this request before the LUPA review was received from the State Planning Office. The town solicitor Tim Willard stated it could be acted on but Town Council would need the LUPA report prior to their decision.

Lesa Howard stated she would like to have the properties zoned C-1 because 704 Chestnut previously was a flower shop but did she not intend to use this property for commercial use at the present time. John Hopkins and Dean Sherman were opposed to the C-1 zoning due to the use C-1 allows. Linda Rogers explained to Lesa Howard that if she wanted to use the property for anything other than R-1 zoning she could come back at that time and ask for a variance or conditional use. Lesa Howard confirmed that she would be willing to change the zoning to R-1 vise C-1 to be annexed into town.

The Planning and Zoning Commission feels that the annexation will have a positive effect for the town and the applicants in the following manner:

The Town of Milton would receive:

- Increase in its tax rolls
- Gain properties along Chestnut Street towards Route 5
- Continued growth in accordance with the Town of Milton Comprehensive Plan
- Revenues from the Water and sewer hookup and quarterly usage fees
- Revenues from the trash pickup service
- This would correct the issue where this property is split between the Town of Milton and Sussex County. This would bring the entire property into the Town of Milton.

The applicant would receive:

- Water and sewer service
- Trash pickup service
- Police service

The Planning and Zoning Commission recommended the zoning of this property to be R-1 for the following reasons:

- Conforms with the character of the neighborhood
- Conforms with the Town of Milton Comprehensive Plan

In summary the Planning and Zoning Commission recommends annexation of this property with a R-1 Zoning.

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Approved By